WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,085,252.15.

K Caussidy
Affiant

DANIEL PORTONE Notary Public Mecklenburg County My Commission Expires 07/12/2017 NORTH CAROLINA

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016.

Daniel Portone
Notary Public

MY COMMISSION EXPIRES: 7/12/2017
(AFFIX SEAL)

File No. 0001644

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Sweeney Thompson	New Owner	118-01-0-475.00
(NAME)	(NAME)	
804 Montrose Avenue	804 Montrose Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Pantheon Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Connie Sweeney Thompson, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Montrose Park, being a Resubdivision of Lots No. 14, 15, Parts of Lot 13 and 16 of record in Plat Book 2017, Page 565, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pantheon Development, LLC, a Tennessee limited liability company by Warranty deed from Charlie Three, LLC, a Tennessee limited liability company of record in Instrument No. 20150206-0011550 Register's Office for Davidson County, Tennessee, dated February 6, 2015 and recorded on February 6, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 804 Montrose Avenue, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160055139 DEEDWARR
Recvd: 06/28/16 14:55 2 pgs
Fees:13.00 Taxes:4015.43
20160628-0066009

Witness my hand this 20th day of May, 2016.

Pantheon Development, LLC

By: K. Ryan Meadows, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared K. Ryan Meadows, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be a member of Pantheon Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as member.

Witness my hand this 20th day of May, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:
Costner Law
10125 Berkeley Place Dr.
Charlotte, NC 28262